


Planning

Telephone: +44 (0)161 234 4516
 planning@manchester.gov.uk
 PO Box 532 Town Hall
 Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Graham

Surname

Lonsdale

Company Name

Mears New Homes

Address

Address line 1

5 Hepton Court

Address line 2

York Road

Address line 3

Town/City

Leeds

Country

Postcode

LS9 6PW

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

122797/FO/2019: "Erection of 45no. dwellings with associated landscaping and engineering with access from Leach Street."
As amended by application 131962/JO/2021: "Variation of condition nos. 1 (specified plans) and 21 (Boundary treatment) attached to planning permission ref: 127711/JO/2020 to enable the previously retained boundary treatment to the north of plot nos 1 and 30-37 to be replaced by 3m high close boarded fencing with a futher 2.4m palisade fence to form the southern BT site boundary."

Reference number

122797/FO/2019 as amended by 127711/JO/2020 as amended by 131962/JO/2021.

Date of decision (date must be pre-application submission)

09/12/2021

Please state the condition number(s) to which this application relates

Condition number(s)

4b - Remediation Strategy Completion/Verification Report
16 - Secured by Design Accreditation.
19 - Acoustic Verification Report

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/06/2020

Has the development been completed?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
☐ No

If Yes, please indicate which part of the condition your application relates to

Condition 4b: "When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy."

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 4b: Please find enclosed the Completion/Verification Report by Met Consultancy Group, which concludes that "it is determined that the site has been remediated in accordance with the approved remediation statement". The Interim reports containing further details are available on request, however these are large file sizes which exceed the data limits on the planning portal.

Condition 16: Please find enclosed the Secure By Design Accreditation certificate.

Condition 19: Please find enclosed the Acoustic Testing Report by Azymuth Acoustics UK, which confirms that "the measured internal noise levels conform to the assessment criteria supplied by PDA Ltd."

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

05/01/2022

Details of the pre-application advice received

As discussed in phone calls, the validation reports for plots 3-13 and 18-23 were sent to the planning officer after being signed off by NHBC as warranter and Building Control provider. We requested if it would be possible to forward the report to Environmental Health, so that they could advise if the findings of the report and strategy for the site appeared satisfactory to discharge the condition in due course (i.e., if they identified any issues, this could be picked up sooner rather than at the last minute when the whole site had been remediated). No feedback was received, but it is worth noting that the contractor and project team were proactive in sharing information to streamline the discharge process.

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Barry Murphy

Date

31/10/2022